

054.0

0003

0004.A

Map

Block

Lot

1 of 1

Apartment

CARD

ARLINGTON

Total Card / Total Parcel

2,715,200 / 2,715,200

2,715,200 / 2,715,200

2,715,200 / 2,715,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
17-21		GROVE ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	ARLINGTON-GROVE REALTY LLC	
Owner 2:		
Owner 3:		
Street 1:	59 UNION SQ	
Street 2:		
Twn/City:	SOMERVILLE	
St/Prov:	MA	Cntry:
Postal:	02143	Type:

PREVIOUS OWNER	
Owner 1:	BATES RALPH E/TRUSTEE -
Owner 2:	REB NOMINEE TRUST -
Street 1:	P.O. BOX H
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains 19,818 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1967, having primarily Brick Exterior and 14962 Square Feet, with 18 Units, 18 Baths, 0 3/4 Bath, 0 HalfBath, 57 Rooms, and 23 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R5
o	APTS LOW
n	100
	water
	Sewer
	Electri
Census:	
Flood Haz:	
D	Exempt
s	
t	
	Topo
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
112	Apts. 8 Plus
	19818
	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor

Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus	19818	Sq. Ft.	Site	0	0.	0.00	AA											
112	Apts. 8 Plus	18	No. of Un	Site	0	60,500.	1.00	AA										1,089,000	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
Total Card	0.455	1,623,100	3,100	1,089,000	2,715,200			36419
Total Parcel	0.455	1,623,100	3,100	1,089,000	2,715,200			GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	181.47	/Parcel:	181.4		GIS Ref
								Insp Date
								10/12/18



## USER DEFINED

Prior Id # 1:	36419
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
12/10/20	19:25:51
LAST REV	Date Time
04/16/19	14:06:29
	apro
	4405
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

## PREVIOUS ASSESSMENT

Parcel ID									
054.0-0003-0004.A									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	112	FV	1,551,800	3100	19,818.	990,000	2,544,900	2,544,900	Year End Roll
2019	112	FV	1,284,400	3200	19,818.	990,000	2,277,600	2,277,600	Year End Roll
2018	112	FV	1,284,400	3200	19,818.	990,000	2,277,600	2,277,600	Year End Roll
2017	112	FV	1,106,200	3200	19,818.	810,000	1,919,400	1,919,400	Year End Roll
2016	112	FV	1,106,200	3200	19,818.	810,000	1,919,400	1,919,400	Year End
2015	112	FV	972,600	3400	19,818.	684,000	1,660,000	1,660,000	Year End Roll
2014	112	FV	972,600	3400	19,818.	684,000	1,660,000	1,660,000	Year End Roll
2013	112	FV	972,600	3400	19,818.	684,000	1,660,000	1,660,000	

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
BATES RALPH E/T	59051-419		5/8/2012	Mult Lots	2,756,000	No	No				
BATES RALPH	29291-211		10/29/1998	Family		1	No	No	F		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/1998	289	Manual	1,000					NEW ROOF

## ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	PH	Patrick H
4/6/2009	Measured	201	PATRIOT
4/26/2000	Measured	197	PATRIOT
10/21/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type: 83 - Apt- Garden	18	Rating: Average																				
Sty Ht: 2 - 2 Story		A Bath:	Rating:																			
(Liv) Units: 18	Total: 18	3/4 Bath:	Rating:																			
Foundation: 1 - Concrete		A 3QBth:	Rating:																			
Frame: 1 - Wood		1/2 Bath:	Rating:																			
Prime Wall: 7 - Brick		A HBth:	Rating:																			
Sec Wall:	%	OthrFix:	Rating:																			
Roof Struct: 2 - Hip		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																
Roof Cover: 1 - Asphalt Shgl		Kits: 18	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1														
Color: BRICK		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O															
View / Desir:		Fpl:	Rating:			Other																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:	Upper																
Grade: C - Average		<b>CONDOS INFORMATION</b>				Lvl 2																
Year Blt: 1967	Eff Yr Blt:	Location:				Lvl 1																
Alt LUC:	Alt %:	Total Units:				Lower																
Jurisdct:	Fact: .	Floor:				Totals	RMS: 57	BRs: 23	Baths: 18	HB												
Const Mod:		% Own:																				
Lump Sum Adj:		Name:																				
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Avg Ht/FL: 10		Phys Cond: AV - Average	30. %			Exterior:		No Unit	RMS	BRS	FL											
Prim Int Wall: 2 - Plaster		Functional:				Interior:		12	3	1	M											
Sec Int Wall:	%	Economic:				Additions:		5	4	2	M											
Partition: T - Typical		Special:				Kitchen:		1	1	1	1											
Prim Floors: 4 - Carpet		Override:				Baths:																
Sec Floors:	%	Total:	30 %			Plumbing:																
Bsmnt Flr: 4 - Carpet						Electric:																
Subfloor:						Heating:																
Bsmnt Gar:						General:																
Electric: 3 - Typical								18	57	23												
Insulation: 2 - Typical																						
Int vs Ext: S																						
Heat Fuel: 1 - Oil																						
Heat Type: 3 - Forced H/W																						
# Heat Sys: 1																						
% Heated: 100		% AC:																				
Solar HW: NO		Central Vac: NO																				
% Com Wall		% Sprinkled: 0																				
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 054.0-0003-0004.A												<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
85	Paving	D	Y	1 600		A	AV	1980	4.00	T	31.2	112			1,700		1,700					
87	Fence-4	D	Y	1 224		A	AV	1967	6.00	T	40.8	112			800		800					
88	Fence-6	D	Y	1 128		A	AV	1967	8.50	T	40.8	112			600		600					
More: N	Total Yard Items:	3,100	Total Special Features:		Total:	3,100													<b>AssessPro Patriot Properties, Inc</b>			